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ELLINGTON HOUSING AUTHORITY
REGULAR MEETING
JANUARY 25, 2011

FEB 07 2011

TOWN OF ELLINGTON
TOWN CLERK'S OFFICE

- 1) Meeting called to order @ 7:15 p.m. by Deb Stauffer.
- 2) Members present: Steve Bidwell, Deb Stauffer and Hal Tibbetts. Also present: Ted Yampanis, Director and Gail Gessay, recording secretary. Absent: Steve Schindler.
- 3) The minutes of the Dec. 28th meeting were reviewed. Deb motioned to accept the minutes, 2nd by Steve. Motion passed.
- 4) Public forum: none present.
- 5) Financial matters: Ted met with ACCESS which is administering a Weatherization Grant in hopes of getting new doors. A blower test to be done on 5 units has been canceled twice due to snow storms. The next test date is February fourth. ACCESS also mention retro-fitting the doors which helps with sealing drafts in the bottoms of the doors instead of replacing the doors. EHA received a proposal from Mahoney & Sable for the 2010 audit. Their quote is \$ 3900.00 which is up \$ 200.00 from last year. Ted mentioned their price has gone up a total of \$ 700.00 since the 2007 audit and requested they keep the price the same price as last year. Their response was the fee they charge is considerably less than all other Housing Authorities that they have done based on the fact that EHA has excellent books and records. Ted proposed to the board to authorize the \$ 3900.00 fee for the 2010 audit. Steve motioned to accept the proposal and allow Ted to enter into a contract with Mahoney & Sabel for the yearly audit for the amount of \$ 3900.00. Hal 2nd the motion, motion passed. The audit should start the beginning of May. Ted reviewed the budget and balance sheet.
- 6) Unit vacancy report: fully occupied.
- 7) Maintenance: the snow thrower is at Agway for repairs.
- 8) Unfinished business: Steve presented to Ted his review of removal of a board member.
- 9) New business: the Board Chair and Treasurer are now vacant. This will be discussed further at the next meeting when Peg Bean is present. Also 2 signatures will be needed for checks. Ted will be on vacation from Feb. 27th to April 4th-five weeks. Jaime Mantie from the Windsor Housing Authority will help with rents, deposits and recording transactions in Teds absence. Jaime is scheduled to write checks on March 15th and 29th.
- 10) Meeting adjoured @ 8:10 p.m.. The next meeting is scheduled for Tuesday Feb 22, 2011 @ 7:00 P.M. @ Snipsic Village.

Respectfully submitted,


Gail Gessay, Recording Secretary
Ellington Housing Authority